

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

AFTER RECORDING RETURN TO:
CITY OF BEAVERTON, CITY RECORDER:
P.O. BOX 4755
BEAVERTON, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A DESIGN)	ORDER NO. 2423
REVIEW TWO APPLICATION TO APPROVE THE)	DR2015-0014 ORDER APPROVING
CONSTRUCTION OF A 3,640 SQUARE FOOT ADDITION TO THE)	CASCADE BREWING ADDITION
SOUTH SIDE OF THE EXISTING BUILDING AND TO REMOVE)	
ONE LANDSCAPE TREE. (CASCADE BREWING ADDITION))	

The matter came before the Planning Commission on September 16, 2015, on a request for approval of a of a Design Review Two application to approve the construction of a 3,640 square foot addition to the south side of the existing building and to remove one landscape tree. The 1.44 acre site can be identified as tax lot 11500 on Washington County Assessor's Map 1S1-22AC and is addressed at 6750 SW 111th Avenue.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 9, 2015 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.20.15.2.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0014 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated September 9, 2015 and this Land Use Order, and subject to the conditions of approval as follows:

Prior to issuance of a site development permit and work commencing on the site, the applicant shall:

1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
2. Contract with a professional engineer to design and monitor the construction for work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements including the needed off-site storm sewer construction, site grading, and storm water management (quality) facilities, by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
6. Submit all required easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and

proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)

7. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
8. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to the adjacent mapped FEMA floodplain. The site plans shall clearly show the 100 year flood limits on each plan that contains elevation information. (Site Development Div./JJD)
9. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. This condition requires the construction of an off-site public storm sewer (12 to 15 inch diameter) needed to replace the existing non-compliant private storm pipe on the adjacent lot which conveys the flows from the site's existing drainage facilities to the public storm drainage system. (Site Development Div./JJD)
10. Have obtained the City Building Official's courtesy review approval of the proposed building plans for floodplain regulation compliance and for the site private plumbing plan including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
11. Provide final construction ready plans showing a Contech Inc., Storm filter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre as preliminary proposed with the design review submittal. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. For any impervious area determined to not be practical to flow or be piped to a Stormfilter unit, a fee in lieu of stormwater quality provision will be assessed. (Site Development Div./JJD)
12. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits

including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)

13. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
14. Pay storm water system development charges (storm water quantity and overall system conveyance) for any net, new impervious surface area created. (Site Development Div./JJD)
15. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
16. Ensure that the associated applications for Major Adjustment and Design Review, have been approved and are consistent with the submitted plans. (Planning Division/JT)

Prior to building permit issuance, the applicant shall:

17. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
18. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
19. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all elements of the new building construction for each phase are either elevated, constructed of flood damage resistant materials, or dry-flood proofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the

City Engineer and City Building Official to at least 187.3 feet NGVD-29 (=190.8 NAVD-88) one foot above the base flood elevation [186.3 feet NGVD-29 (=189.8 NAVD-88)]. (Site Development Div./JJD)

Prior to Final Inspection and any Final Certificate of Occupancy issuance, the applicant shall:

20. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
21. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
22. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
23. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
24. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)
25. Have a professional architect, engineer, or surveyor submit certifications on Federal Emergency Management Agency (FEMA) standard forms (elevation certificate and a flood proofing certificate), to the City Building Official, verifying that all at-risk elements of the new construction are either elevated or flood proofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least 187.3 feet NGVD-29 (=190.8 NAVD-88) one foot above the base flood elevation [186.3 feet NGVD-29 (=189.8 NAVD-88)]. (Site Development Div./JJD) Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
26. Have completed all proposed on-site work and all proposed street frontage improvements and public access easements in conformance with the Beaverton Engineering Design Manual, Standard Drawings and the Beaverton Development Code, including:
 - a. Internal walkway on the west side of the site, connecting the building to SW 111th Avenue.

27. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning Div./JT)
28. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JT)
29. Ensure all landscaping approved by the decision making authority is installed according to the approved landscape plans. (Planning Div./JT)
30. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning Div./JT)
31. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JT)
32. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./JT)

Prior to release of performance security, the applicant shall:

33. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
34. Provide evidence of a post-construction cleaning, system maintenance, and Storm Filter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

Motion **CARRIED**, by the following vote:


AYES: Winter, Overhage, Kroger, Nye and Wilson
NAYS: None.
ABSTAIN: None.
ABSENT: Maks, Doukas

Dated this 30th day of September, 2015.

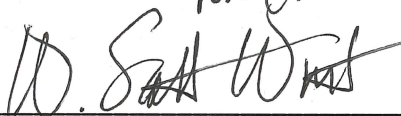
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2423 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on October 15th, 2015.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


Jason T.
Assistant Planner

APPROVED: *For Chair Doukas*


MIMI DOUKAS
Chair


Sandra L. Monsalvè, AICP
Planning Manager